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Asking Price: €1,295,000

Sherry FitzGerald



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56 Glenabbey Road, Mount Merrion,
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BER C2

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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GROUND FLOOR



Number 56 Glenabbey Road, Mount Merrion, is ideally located in this quiet cul-de-sac in the heart of Mount Merrion. A handsome four-bedroom, semi-detached family home built in the 1950's, measuring 166.6sq.m./ 1,793sq.ft. approx, with a much sought after large garden extending to approx. 72'. It has been a much-loved family home for over two decades and has been well maintained over the years and extended in 2005 offering bright open plan living accommodation downstairs.

The property is instantly appealing with a wide cobblelock driveway with room for off street parking for several cars. Beyond the exterior is a home of generous proportions throughout. The accommodation briefly comprises hallway, living room to the front, large open plan extended kitchen/family/dining which is flooded with natural light from the three large Velux roof lights and opens out onto the rear gardens, a playroom is accessed off the kitchen as well as a large utility and shower room. A study/home office is to the front of the hallway and the perfect space for anyone working from home. Upstairs there are four bedrooms, two doubles and two singles. The main bedroom is en suite, and the family bathroom completes the accommodation on this level. There is attic access from the landing via a Stira stairs. This fine home offers the perfect balance of modern open plan family living, while still offering three further reception rooms downstairs.

56 Glenabbey Road is situated close to the very popular Deerpark, a prized Mount Merrion amenity with tennis club, several sports pitches, a children's playground, jogging routes

FIRST FLOOR



and pathways towards some of the best educational facilities that this area of Dublin has to offer. Highly regarded schools are close by - Scoil san Treasa, a highly regarded national school, while UCD is a twenty-minute walk away, and Coláiste Eoin and Coláista Íosagáin. Blackrock College, Mount Anville, Sion Hill, St Beniilda's, Oatlands College, and St. Andrew's College are all within a short distance. The area is served by the 11-bus route, and all buses on the N11, while the Kilmacud Luas station, with parking, is a five-minute drive, and a twenty-minute walk away. It is a short walk or drive to Stillorgan, Blackrock, and Dundrum Shopping Centres, and the immediate area is well served by local coffee shops, delicatessens, hairdressers, and a newsagent.

SPECIAL FEATURES

- Quiet cul de sac location
- Large rear garden extending to approx. 72ft
- Extended open plan living accommodation
- Large utility room
- Close to the popular Deerpark amenity space
- Close to many highly regarded national and secondary schools
- GFCH
- Underfloor heating in kitchen/dining, bathroom and en suite
- Broadband available
- Monitored alarm



ACCOMMODATION

Floor Area: 166.6sq.m. / 1,793sq.ft. approx.

Entrance Hall Original floorboards, ceiling coving, dado rail.
 Living Room Original floorboards, ceiling coving, dado rail, fireplace with gas fire, cream marble hearth, double doors to
 Kitchen/Dining Room Tiled floor in kitchen with wooden floor in dining area, hand painted kitchen units by Leo Reilly Woodcraft with granite worktop, tiled splash back and granite drainer, 3 large Velux roof lights, Gourmets Pride 5 ring gas hob, underfloor heating in kitchen and dining. Large kitchen island unit with Franke sink unit and space for bar stools. Large larder press and coat storage. Neff American fridge freezer, Bosch integrated microwave, integrated dishwasher, French doors from kitchen to patio area.
 Utility Room Tiled floor, fitted units, stainless steel sink unit and drainer, vented for dryer, plumbed for washing machine, large Velux roof light.
 Shower Room Tiled floor, central light, window to front, mosaic part tiled walls, wc, wash hand basin, large, enclosed shower with Triton T90si shower, extractor fan, wall mirror and shaving light with socket.
 Study Original wooden floorboards bespoke handmade maple units, box bay window, ceiling coving.
 Play Room/Family Room Wooden floors, recessed lighting, fitted storage, French doors out to patio.
 Landing Carpet stairs to landing, window overlooking gardens.
 Bedroom 1 Double room with wooden floors, central light, fitted wardrobes and window overlooking front.
 Ensuite Modern white tiling, large, enclosed shower, window overlooking rear gardens, corner wash hand basin with under storage, wc, recessed lighting and extractor.
 Bedroom 2 Double room with wooden floors, central light and window

overlooking front.
 Bedroom 3 Single room with carpet flooring, window to front, central light and storage cupboard.
 Bedroom 4 Single room with carpet flooring, fitted bed units with fitted storage and wardrobe, window overlooking rear gardens.
 Bathroom Fully tiled, window, shower, Jacuzzi bath, wc, underfloor heating, circular basin with storage, heated towel rail and mirror.

GARDEN

Large cobblelock front driveway with parking for numerous cars. Wooden bin storage unit. The rear garden is extremely private and has a raised patio area with ample space for outdoor furniture. Steps down to large lawn area extending to 63ft providing scope to extend further if so desired (subject to the relevant planning permission).

BER

BER C2, BER No. 117589655
 Energy Performance Indicator: 198.48 kWh/m2/yr

